



City of Albuquerque
Planning Department
Landmarks and Urban Conservation
Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Yolanda Montoya
8724 Alameda Park Dr. NE
Albuquerque, NM 87113



Date: February 11, 2010

OFFICIAL NOTIFICATION OF DECISION

Project #1008066
09LUCC50047
Decision for a Certificate of Appropriateness

Yolanda Montoya, agent for Ernest, Gloria, Leo and Angel Santistevan request approval of a Certificate of Appropriateness for alteration at **701 Coal Avenue SE**, Lot 11, Block 40, Huning Highlands Addition, Huning Highlands Historic Overlay Zone. (K-14)

On February 10, 2010 the Landmarks and Urban Conservation Commission voted to **DEFER** Project #1008066/09-LUCC-50047 to the March 17, 2010 Hearing:

PROTEST: IT IS NOT POSSIBLE TO APPEAL LUCC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE LUCC RECOMMENDATION CAN BE FILED WITHIN THE 15-DAY PERIOD FOLLOWING THE LUCC'S DECISION.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued

and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON February 10, 2010 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON February 25, 2010.

Sincerely,

Maryellen Hennessy
LUCCS

cc: INTEROFFICE, Rosanna Trujillo, City Zoning, Plaza del Sol Building 7th Floor
Ernest & Gloria Santistevan, 6208 Northland NE, Albuquerque, NM 87109
Leo & Angel Santistevan, 6208 Northland NE, Albuquerque, NM 87109
Joaquin Garofalo, HHH, 124 Arno SE Albuquerque, NM 87102
Terry Keene, BBC, 424 Central Ave SE, Albuquerque, NM 87102
Rob Dickson, BBC, 301 Central Ave SE, Suite D, Albuquerque, NM 87102
Amberley Pyles, HHH, 306 Edith Ave SE, Albuquerque, NM 87102
Susan Dixon, SBW, 1213 Edith SE, Albuquerque, NM 87102
Lorraine Smith, SBW, 1123 William SE, Albuquerque, NM 87102
Ann Carson, 416 Walter SE, Albuquerque, NM 87102



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City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102



Date: February 11, 2010

OFFICIAL NOTIFICATION OF DECISION

Project #1008068
09LUCC-50049
Recommendation

City of Albuquerque Planning Department requests approval of a recommendation to the City Council to map the Historic Overlay Zone on the Silver Hill Historic District in the University Neighborhoods Plan Area. (K-15-Z). The subject portion of the Silver Hill Historic District lies between Central and Lead Aves, Yale Blvd. and Sycamore St.

On February 10, 2010 the Landmarks and Urban Conservation Commission voted to **DEFER** Project #1008068/09LUCC-50049 to the February 24, 2010 Special LUCC Hearing.

PROTEST: IT IS NOT POSSIBLE TO APPEAL LUCC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE LUCC RECOMMENDATION CAN BE FILED WITHIN THE 15-DAY PERIOD FOLLOWING THE LUCC'S DECISION.

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Sincerely,

Maryellen Hennessy
LUCCS

cc:

Ed Boles, COA Planning Department
INTEROFFICE, Rosanna Trujillo, City Zoning, Plaza del Sol Building 7th Floor
Jeffrey Hagemann, jeffhagemann@comcast.net
Valerie J. St. John, 441 Ash St. NE, Albuquerque, NM 87106
Mardon Gardella, 411 Maple St. NE, Albuquerque, NM 87106
Peter Schillke, 1217 Coal Ave. SE, Albuquerque, NM 87106
Gordon Reiselt, 1515 Silver SE, Albuquerque, NM 87106
Ben Roberts, 315 Harvard Dr. SE, Albuquerque, NM 87106
Sherry Smith, 405 Stanford SE, Albuquerque, NM 87106
Bill Cobb, 1701 Silver SE, Albuquerque, NM 87106
Bart Chimenti, 1502 Roma NE, Albuquerque, NM 87106
File



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Planning Department
Landmarks and Urban Conservation
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P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 11, 2010

OFFICIAL NOTIFICATION OF DECISION

James Opel
1010 Forrester NW
Albuquerque, NM 87102

Project #1008153
10LUCC50002
Decision for a Certificate of Appropriateness

James Opel, requests approval of a Certificate of Appropriateness for demolition at **1008 Forrester NW**, Tract 9, Coronado Place Addition, Fourth Ward Historic Overlay Zone. (J-14).

On February 10, 2010 the Landmarks and Urban Conservation Commission voted **APPROVE** Project #1008153/10LUCC-50002 based on the following findings and conditions:

FINDINGS:

1. This application is a request for a Certificate of Appropriateness for the construction of a new accessory building at 1008 Forrester NW, described as Lot 9 of the Coronado Addition, in the Eight and Forrester Historic Overlay Zone, zoned SU-2/SF.
2. The subject property contains a one and one-half story hip and gable roofed house in a Simplified Queen Anne style, built circa 1908 and contributing to the Eight and Forrester Historic District.
3. The proposal is to remove an existing 441 sq. ft. non-contributing accessory building and to construct a 750 sq. ft. two car garage with second floor office space in the same location in the rear yard. The new building will have a hipped roof with projecting gables, stucco exterior and detail to match the historic house.
4. The work that is described above is consistent with the Development Guidelines for Eighth and Forrester Historic Overlay Zone. It utilizes forms and materials similar to those found on the main house and on other buildings in the historic district.

5. New construction in the overlay zone is subject to the provisions of LUC Ordinance.
6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The work that is described above is consistent with relevant provisions in the LUC Ordinance Section 14-12-8-B- 1 and 2 as analyzed in the staff report.
7. The proposal is consistent with the designation ordinance R-046-1991.
8. This proposal furthers the Comprehensive Plan goals and policies for historic resources that include to "protect, reuse or enhance significant historic buildings and districts."
9. This proposal furthers the Established Urban Area goal and Policy d: "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern." It also furthers Policy o: "Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened."

CONDITIONS:

1. The applicant is to comply with all other relevant City of Albuquerque permits, policies and procedures.
2. The applicant shall submit window details for review and approval by staff.
3. All trim on the new accessory building shall be painted to match the paint of the main house.
4. No mechanical units shall be located on the roof.

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Sincerely,

Maryellen Hennessy
LUCCS

cc:
INTEROFFICE, Rosanna Trujillo, City Zoning, Plaza del Sol Building 7th Floor
Robert Bello, DNA, 1424 Roma NW, Albuquerque, NM 87104
James B. Clark, 516 11th Street NW, Albuquerque, NM 87102
File